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**ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING**

MINUTES OF MEETING

THURSDAY, JUNE 5, 2014 - 7:00 P.M.

ENFIELD TOWN HALL - COUNCIL CHAMBERS

820 ENFIELD STREET - ENFIELD, CT

AGENDA

THE MEETING WILL ADJOURN AT 11:00 P.M.

REGULAR MEETING 7:00 P.M.

1. **Call to Order & Pledge of Allegiance** **[00:01]**

Chairman Duren called the meeting to order and the Pledge of Allegiance was recited.

2. **Fire Evacuation Announcement****[00:25]**

Chairman Duren read the Fire Evacuation Notice.

3. **Roll Call****[00:50]**

Vice Chairman Ballard took the roll.

Present: Chairman Charles Duren and Commissioners Elizabeth Ballard, Lori Longhi, NiclesLefakis, Charles Ladd, Jr., Alan Drinan, and Ronald Gregory, Sr.

Also Present: Assistant Town Planner, Rachel Blatt, and Zoning Enforcement Officer, Tracie Beasley.

Absent: Commissioners Peter Falk, Kathleen Sarno and Dominic Alaimo.

Chairman Duren made an announcement, that item 10a had been withdrawn and that items 10b and 10c, the Thompsonville Rezoning applications, could not be heard tonight due to a posting error at the Journal Inquirer. **[1:35]**

Chairman Duren stated that due to a posting error in the JI by the JI, these hearings (items b and c) cannot be held tonight due to the legal requirement not having been met. Chairman Duren invited the public to send in any comments or feedback in writing with their name and address and that would be accepted and read out in the hearing.

There was a question from a member of the public whether those that sent a mail would be notified about the date of the hearing. Chairman Duren stated that they could set a date immediately after the motion.

Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to take items 10b (XZA 14-02) and 10c (XZA 14-03) out of order and then to table those items until June 19th following proper public hearing notifications.

Commissioner Longhi questioned whether the Commission would be ready by that date. Chairman Duren and Ms. Blatt explained that there was no definite timeline for this item since it was a Commission initiative. Ms. Blatt would be presenting her report to the Commission tonight, after which the public could send in any comments in writing, since any change would have to be re-published 10 days in advance. Ms. Blatt also stated that there would be several meetings during the course of the project for discussion amongst the Commission as well as with the public so that the project could be completed with maximum public participation.

4. The motion passed unanimously with a 7-0-0 vote.Approval of Minutes**[08:55]**

a. March 6, 2014 regular meeting

The Commission did not have the March 6, 2014 Minutes in their packets. These Minutes will be approved at the next PZC regular meeting on the 19th.

b. May 1, 2014 regular meeting

Commissioner Drinan made a motion, seconded by Commissioner Ballard, to approve the minutes of May 1, 2014 regular meeting.

Amendments were as follows:

1. Page 3, Paragraph 2 – "Ms. Beasley stated the bushes were lowered to 18 feet' was amended to 'solar panels were lowered...'.

The motion was carried with a 5-0-2 vote. Chairman Duren and Commissioners Ballard, Ladd, Lefakis, and Gregory voted in favor; none against; and Commissioners Longhi and Drinan abstained.

c. May 15, 2014 regular meeting

Commissioner Drinan made a motion, seconded by Commissioner Gregory, to approve the minutes of May 15, 2014 regular meeting.

The motion was carried with a 5-0-2 vote. Chairman Duren and Commissioners Ballard, Ladd, Lefakis, and Gregory voted in favor; none against; and Commissioners Longhi and Drinan abstained.

5. Staff Reports**[12:01]**

a. Town Attorney (in writing) **[12:02]**

Chairman Duren commented that Item #4 had no address. The address was confirmed as 280 North Maple Street.

Chairman Duren asked the Commissioners if they had any questions through Assistant Town Planner, Rachel Blatt, for the Town Attorney. There were no questions.

b. Zoning Enforcement Officer **[12:50]**

Zoning Enforcement Officer, Tracie Beasley, asked the Commission whether they had any questions regarding the active cases for the month of May. Chairman Duren commented that it was clear the Department has been very busy. Commissioner Longhi raised a question about the chickens roaming around and whether that had been investigated, to which Ms. Beasley answered that one area, King Court, had been investigated and the owner responded that the chickens had already been relocated, and another area had been investigated with a drive-by but could not find anything, so she would call them.

Ms. Blatt also stated that currently there are no regulations regarding chicken pens and safe havens against weather, etc. for chickens and other agricultural activities. Ms. Blatt also mentioned that the consultants would be back the following week for the Planning Workshop and invited the public to attend those to discuss the chickens.

c. Blight**[16:24]**

Commissioner Ladd asked whether it was possible to attach a title or put a lien on property even if banks possess it, to which Ms. Beasley stated that she should have the answer next week since she was meeting with the property maintenance folks and Assistant Town Manager, Courtney Hendricson, to go through the processes. Commissioner Ladd mentioned that he had spoken with the Attorney General, who advised that they should follow up with the State officers, senators, and representatives to create awareness about this issue as the State of Connecticut could not enforce banks in this issue. Ms. Beasley stated that she would be able to update the Commission on Monday regarding this.

d. Assistant Town Planner**[19:52]**

Ms. Blatt clarified to the Commission as well as to the public that special meetings would no longer be held during the day and would be held in the evenings in order to encourage the public to participate.

Ms. Blatt clarified that the list of Applications to be Received were posted before 5 p.m. the previous day as sufficient notice for the public and read out confirmation from the Town Attorney that Connecticut General Statutes Section 1-225c requires that agendas be posted in the Office of the Town Clerk and on the Town's web page at least 24 hours prior to the

scheduled start of the meeting and Connecticut General Statutes Section 8-7d requires that notices of public hearings be posted twice - the first, between 15 and 10 days prior to the day of the hearing, and the second, no less than 2 days prior to the date of the hearing. However, public hearings are not mandated for site plan applications per Connecticut General Statutes Section 8-3g. Accordingly, it may be concluded that the amended agenda has been properly posted and the Commission may, at its discretion, act on site plan reviews listed on the amended agenda.

Ms. Blatt presented an outline of the 2013 Thompsonville Rezoning project, of which Thompsonville Village Residential would be discussed in the June 19th meeting. Ms. Blatt stated that she met with all of the owners of the properties directly affected, i.e., 235 families. The two main goals for the project were to maintain the character of the neighborhood as well as to direct private investments. The reasons for the project were outlined in detail.

Commissioner Drinan commented that the restrictions being transferred to the buyers in the process of a sale of property would considerably lower the market value of the property. Ms. Blatt stated that new restrictions had been put in place and that the new restrictions were a definite improvement in the situation.

Commissioner Longhi commented that she would have liked more public interaction along with the Commission on the matter. Chairman Duren clarified that there would be another public meeting, after which another workshop would take place, after which another public hearing would happen in order to ensure maximum public feedback and support.

Ms. Blatt went on to explain the three options for property maintenance of multi-family residences. Either the owner lived on the property; the owner did not live on the property but lived within 30 miles of the property; if the owner lived more than 30 miles from the property, a property maintenance agreement would have to be entered into with a property maintenance company that is based within 15 miles of the property and that agreement includes a capital reserve fund with at least 10% of the annual rental income for emergency maintenance issues. The important aspect would be that the tenant had the contact number/address of the owner and/or the property maintenance company and ensure the lines of communication remained open.

Commissioner Drinan raised the question of whether it was legal to force a contract between an individual and a private agency. The second question raised was that if that is legal, can the government dictate the terms that one must have a 10% capital reserve fund? Ms. Blatt would confirm with the Town Attorney and update the Commission regarding both of these questions.

For any minor exterior change in structure, as per current regulations, the residents would have to go through a two-step process – obtain approval from the Revitalization Committee and then the Planning and Zoning Commission. Hence, it was Ms. Blatt's recommendation to temporarily cut out the process with the PZC until the design overlay district was finalized. Chairman Duren agreed.

Chairman Duren raised the question of whether it was possible to set up special meetings specifically for this one item as there was a lot of input to be gathered. Ms. Blatt stated that she would discuss it with the Town Attorney as to the particular procedure that needed to be followed in such cases and update the Commission. Chairman Duren stated that it was necessary for a public hearing meeting to be solely on this matter so that they would be able to discuss it in detail.

Commissioner Drinan raised a question for the Town Attorney in regard to the multi-family residences with 3 or 4 units – if there's a legal triplex in three areas that an owner is renting as a triplex legally and in this new district, if someone confers to a triplex and they have these owner-occupant requirements, is that equitable under the law to treat the two differently?

Commissioner Longhi commented that the regulations need to be edited to say that the building permits need to be according to the 'applicable building code requirements' and that that needs to be maintained consistently throughout. Ms. Blatt agreed that she would make the necessary edits and keep it consistent throughout.

6. Public Participation**[1:20:10]**

Chairman Duren opened the floor for public participation and asked if anyone from the audience wanted to come forward to address the Commission.

No one came forward to address the Commission.

7. Correspondence**[1:20:45]**

- Planning magazine – Commissioner Ladd commented that the Planning magazine was almost like a tutorial on the topics that were discussed throughout the month, including the bike racks, and suggested everyone to read it.
- Capitol Region referrals – Chairman Duren commented on the two items on agenda and asked whether it needed to be redone, to which Ms. Blatt reiterated that CRCOG would review only the areas that affect within 500 feet of another town. Ms. Blatt confirmed that this district was not within 500 feet of any other town. The only thing that they would be reviewing is adjusting the town-wide definitions of two-family and multi-family.
- Longmeadow hearings – Chairman Duren stated that Longmeadow had sent their hearings and questioned whether we should reciprocate. It was agreed between Commissioners and Ms. Blatt that it would be better to do that.
- Federation Planning and Zoning

8. Commissioner's Correspondence**[1:23:30]**

9. Bond Releases**[1:24:07]** – none

10. New Public Hearing**[01:35/1:24:30]**

- a. PH #2794 – Special Permit to add sale of pre-owned vehicles to an existing establishment at 3 Palomba Dr. in a Business Regional (BR) District, Map 57 – Lot 320; John and Robert Morande, applicants; Balise Realty, owner.
Closing Date = July 10, 2014.

Withdrawn by applicant.

[1:24:30] Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to accept the withdrawal without prejudice of PH #2794. The motion carried with a unanimous 7-0-0 vote.

- b. XZA #14-02 – Text Change Amendment to the Zoning Regulations to establish a new zoning district, “Thompsonville Village Residential,” and to establish standards for lots and uses in that district; Enfield Planning and Zoning Commission, applicants.

Closing Date = July 10, 2014

[1:35] Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to take items 10b (XZA 14-02) and 10c (XZA 14-03) out of order and then to table those items until June 19th following proper public hearing notifications.

- c. XZA #14-03 – Proposed Zoning Map Change from Residential-33 and Thompsonville Village Center to Thompsonville Village Residential for 235 properties bounded by Alden Avenue, the New Haven Hartford Railroad, North End Cemetery and Lafayette Park. The properties including: properties on the north side of Alden Avenue but not abutting Enfield St; properties on the north side of Whitworth Street, not including those in the Special Development District; properties on both sides of West Street; properties on both sides of Tariff St; properties on both sides of Northwood St; properties on both sides of Martin St; properties on both sides of New St; properties on both sides of Pleasant St; properties on both sides of Church St; properties on both sides of Windsor St, not including Map 30-Lot 17 owned by the Housing Authority of Enfield; properties on both sides of Jim St; properties on both sides of Burgess St; properties on both sides of Lafayette St; properties on both sides of Union St and Union St Ext; properties on both sides of White St; properties on both sides of Bigelow Ave; and properties on both sides of Hartford Ave; Enfield Planning and Zoning Commission, applicants.

Closing Date = July 10, 2014

[1:35] [Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to take items 10b (XZA 14-02) and 10c (XZA 14-03) out of order and then to table those items until June 19th following proper public hearing notifications.

11. Old Business**[1:24:18]** - none

12. New Business**[1:24:19]** - none

13. Other Business**[1:24:19]** - none

14. Applications To Be Received (with posting on June 4, 2014, site plan review applications may be taken up on the night of June 5, 2014, if vote to do so is made by the Commissioners) **[1:24:20]**

- a. SPR #1624 – Site Plan Review to locate a long term storage container at 375 North Maple Street for six months; property located in a R-44 District, Map 78 – Lot 13; Kenneth Vincunas, applicant/owner.

Ms. Blatt recommended taking up this hearing tonight as a Zoning permit has been granted for the first 30 days they've been there and they need Commission approval to keep it on site for 6 months while they do some clean-up work.

Commissioner Longhi made a motion, seconded by Commissioner Drinan, to take up SPR #1624 tonight. The motion passed unanimously with a 7-0-0 vote.

- b. SPR #1625 – Site Plan Review to construct an elevator addition at St. Patrick's Church; property located at 64 High Street in a TVC District, Map 24 – Lot 101; Baker Liturgical Art LLC, applicant; Parish of St Patrick's Church, owner.

Ms. Blatt recommended to take this application later as there was a footprint change and Commissioner Ladd also stated that they did not have this application in their packets.

There was a unanimous agreement to schedule the application for the July 3rd meeting.

- c. SPR #1626 – Site Plan Review to add a second driveway cut at an existing residence; property located at 37 Prospect Street in a R-33 District, Map 24 - Lot 148; Jay Yapple, applicant/owner.

Ms. Blatt recommended to take up this hearing tonight as the Town Engineering Department is already doing work on this street and so this work could be coordinated.

Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to take up SPR #1626 tonight.

The motion passed unanimously with a 7-0-0 vote.

- d. SPR #1627 – Site Plan Review to replace roof material at Enfield Square entrance next to Radio Shack; property located at 90 Elm Street in a BR District, Map 43 – Lot 16; Centro Enfield, LLC applicant/owner.

Ms. Blatt recommended to take up this hearing tonight as it was a smaller component of the site plan.

Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to take up SPR #1627 tonight.

The motion passed unanimously with a 7-0-0 vote.

- e. SPR #1628 – Site Plan Review to make entryway alternations; property located at 35 Manning Rd in an I-1 District, Map 34 - Lot 14; Enfield Distribution Center, LLC., applicant; M.F. DiScala & Company, Inc., owner.

Ms. Blatt recommended to take up the application at the next meeting or to allow administrative approval. There was a brief discussion of the other scheduled items.

There was a unanimous agreement to schedule the application for the July 3rd meeting.

- f. PH #2795 – Special Use Permit to allow opening of a salon in an existing non-conforming commercial building; property located at 173 Elm St in an R-33 District, Map 57 – Lot 202; Maryann Isham, applicant, Lynn O'Connell, owner.

Ms. Blatt stated that this could not be held tonight without proper posting.

There was a unanimous agreement to schedule the application for the July 3rd meeting.

g. XSP#13-16.02 – Site Plan Modifications to Brainerd Park Phase 1 Improvements; property located at 133 Brainerd Rd in a R-33 District, Map 58 - Lot 88; Town of Enfield, applicant/owner.

Ms. Blatt stated that the engineers recommended this to be held on the 17th as they would not be available to attend.

There was a unanimous agreement to schedule the application for the July 17th meeting.

Minor Modifications with request for Administrative Approval

h. Discussions of As-Built related to SPR 1567.02 – Request for approval of minor modifications made during construction located at 36 Mullen Road in an I-1 District, Map 16- Lot 42; Kenneth Lindeland, applicant; R&L Mullen Rd, LLC, owner.

Ms. Blatt recommended to take this up tonight as it was for administrative approval from the Commission.

There was unanimous agreement to allow Ms. Blatt to report to the Commission tonight.14(a). Applications heard from the Applications to be Received List [1:36:25]

a. SPR #1624 – Site Plan Review to locate a long term storage container at 375 North Maple Street for six months; property located in a R-44 District, Map 78 – Lot 13; Kenneth Vincunas, applicant/owner.

Mr. Kenneth Vincunas, 31 The Laurels, approached the Commission. Commissioner Longhi asked the timeframe for building the house. Mr. Vincunas replied that he has engaged an architect and they were working on the design and construction was planned to be in the summer. Mr. Vincunas stated that the barn would be built first for storage. Ms. Blatt stated that, as per regulations, it may not be legal to build a barn first (accessory structure before the principal structure). Commissioner Longhi reiterated that if the barn could not be built first, then an extension and approval would be necessary after 6 months for the storage container. Mr. Vincunas stated that he would clarify the issue and update the Commission.

Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to waive the full submission requirements of Sec. 9.10.2 because the Commission finds that the information is not necessary in order to decide on the application's conformance with these regulations.

The motion passed unanimously with a 7-0-0 vote.

Commissioner Drinan made a motion, seconded by Commissioner Ladd, to approve SPR #1624 to locate a long term storage container at 375 North Maple Street for six months; property located in a R-44 District, Map 78 – Lot 13, subject to 12 conditions, and a memorandum from Rachel Blatt, dated May 30, 2014, with the modification of the 12 conditions; #12 to indicate that Assistant Town Planner is authorized to approve an extension beyond the six-month period, if necessary.

The motion passed unanimously with a 7-0-0 vote.

This approval is subject to conformance with the application record and the following conditions:

Referenced Plans:

"Location of container; 375 North Maple Street, Enfield CT; owner: Ken Vincunas;" signed by Kenneth Vincunas on 5/21/14.

Conditions to be met prior to signing of plans:

1. All plans submitted for signature shall require the signature of the person responsible for the preparation of the plans and date of plan creation. Should there be any revisions to the plans during Commission proceedings, all changes shall be made to the plans, along with a revision date.
2. If revisions are required by these conditions of approval, a letter outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
3. The application number (SPR #1624) shall be displayed on the plans.
4. A copy of the approval letter and conditions shall be stapled to the final plans submitted for signature.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.

Conditions to be met prior to the issuance of permits:

6. Four sets of paper plans with conditions attached, and with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

7. A copy of this approval shall be attached to the already issued storage container permit, verifying the six month approval.

General Conditions:

8. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Enfield Planning and Zoning Commission.
9. This project shall be constructed and maintained in accordance with the referenced plans.
10. This approval does not include signage.
11. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
12. This approval shall be valid for six months, expiring on December 3, 2014. The Container must be removed immediately upon the expiration of the permit unless an extension is granted. The

Assistant Town Planner is authorized to administratively approve an extension beyond the six-month period, if necessary.

- b. SPR #1626 – Site Plan Review to add a second driveway cut at an existing residence; property located at 37 Prospect Street in a R-33 District, Map 24 - Lot 148; Jay Yapple, applicant/owner.

Chairmen Duren stated that the police had no concerns; the Engineering Department had concerns that the driveway should be at least 20 feet long so that parked cars would not have to overhang sidewalks.

Elke Yapple, 37 Prospect Street, approached the Commission and explained that they were renting out 39 Prospect Street and the tenant had problems going over the curb and parking his car and wanted to take the opportunity to fix it now since the roads were now being done by the Town. There was a discussion on the length and the width of the driveway.

Commissioner Drinan made a motion, seconded by Commissioner Longhi, to approve SPR #1626 to add a second driveway cut at an existing residence, property located at 37-39 Prospect Street in a R-33 District, Map 24 - Lot 148, Jay Yapple, applicant/owner, subject to 5 conditions:

- (1) The driveway cut shall be one-car width.**
- (2) The driveway itself shall be one-car width and 36 feet in length from the property line, which is two-car lengths.**
- (3) This approval is subject to a letter to the PZC files from the Traffic Safety Officer.**
- (4) This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Enfield Planning and Zoning Commission.**
- (5) This project shall be constructed and maintained in accordance with the reference plans.**

The motion passed unanimously with a 7-0-0 vote.

This approval is subject to conformance with the application record and the following conditions:

Referenced Plans:

“Site Plan indicating location of proposed 2nd driveway location” prepared by Town of Enfield Engineering Department in conjunction with applicants Jay and Elke Yapple. Submitted to Planning and Zoning Department on May 29, 2014.

General Conditions:

1. The driveway cut shall be one-car width.
2. The driveway itself shall be one-car width and 36 feet in length from the property line, which is two-car lengths.

3. This approval is subject to a letter to the PZC file from the Traffic Safety Officer.
 4. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Enfield Planning and Zoning Commission.
 5. This project shall be constructed and maintained in accordance with the referenced plans.
- c. SPR #1627 – Site Plan Review to replace roof material at Enfield Square entrance next to Radio Shack; property located at 90 Elm Street in a BR District, Map 43 – Lot 16; Centro Enfield, LLC applicant/owner.

Arthur Wilczak, representing Enfield Square, 90 Elm Street, approached the Commission to explain the proposal was to replace the cedar roofing material with a standard seam metal roofing. Commissioner Drinan questioned whether it would change the shape or dimensions of the structure in any way. Mr. Wilczak stated it would not.

Commissioner Longhi made a motion, seconded by Commissioner Gregory, to waive the full submission requirements of Sec. 9.10.2 because the Commission finds that the information is not necessary in order to decide on the application's conformance with these regulations.

The motion passed unanimously with a 7-0-0 vote.

Ms. Blatt asked if the Commission wanted any signed plans of this, to which the Commission stated that it was not necessary as it did not constitute as a facade change or footprint change.

Commissioner Longhi made a motion, seconded by Commissioner Gregory, to approve SPR #1627 to replace roof material at Enfield Square entrance next to Radio Shack; property located at 90 Elm Street in a BR District, Map 43 – Lot 16; Centro Enfield, LLC, applicant/owner, in a memo, dated May 30, 2014, by Rachel Blatt, Assistant Town Planner, subject to 3 general conditions:

- 1. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Enfield Planning and Zoning Commission.**
- 2. This project shall be constructed and maintained in accordance with the referenced plans.**
- 3. This approval does not include signage.**

The motion passed unanimously with a 7-0-0 vote.

This approval is subject to conformance with the referenced plans, the application record, and the following conditions.

Referenced Plans:

"Site Plan indicating Southwest mall entrance roof work area," prepared by Madison Marquette, dated October 1, 2012; submitted to Planning and Zoning Department on May 29, 2014.

General Conditions:

1. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Enfield Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. This approval does not include signage.

Commissioner Ballard left the meeting. **[2:16:30]**

Minor Modifications with request for Administrative Approval

- d. Discussions of As-Built related to SPR 1567.02 – Request for approval of minor modifications made during construction located at 36 Mullen Road in an I-1 District, Map 16- Lot 42; Kenneth Lindeland, applicant; R&L Mullen Rd, LLC, owner.

The applicant approached the Commission to present the update on the work that has been completed at the site, 36 Mullen Road, which was submitted a month ago to the Zoning Office. Last week, they were told that the As-built showed some minor deviations from the site plan. Hence, it was recommended that they approach the Commission to determine the approval process. The applicant went on to explain the deviations in the plans, which were slight changes in the physical structure of the accessory structures around the main building.

1. The infeed conveyor is 9 feet further to the south and 10 feet shorter in length.
2. There is a concrete pad under the entrance to support the weight of the conveyor to the building.
3. Off the side of the conveyor is another conveyor for the outfeed. This was initially shown off the corner of the building but it is now right on the corner of the building.
4. There was a bin shown on the site plan; however, no bin was constructed.
5. The site plan showed an area for the 'fines' – where the finer wood chips would fall. This large area has now been subdivided into two smaller areas now.
6. The site plan showed a second covered bunker that was represented as 'future' indicating that it would be built in the future; however, they have built both bunkers at the same time. These are only 30 feet wide, so it's actually 2 feet narrower than what was approved, and it's almost 5 feet further to the south. The reason for the shift is because the dimensions of the conveyors were not precise.

7. A 4 foot apron has been constructed all along the bunkers, which was not shown on the site plan.
8. The scale on the site plan was incomplete without ramps – metal platform to the west of the scale and metal stairs on the platform to the east of the scale.
9. There are two concrete pads in the front of the building where the electrical vaults are.

Commissioner Drinan questioned whether the removal of a portion of the berm had been done. The applicant confirmed that it had been removed. Commissioner Drinan questioned the Class D compilation plan. The applicant explained the plan. Another question was related to the objection of submitting GIS drawings of the wetlands plan. The applicant stated that the wetland mapping on the Town GIS was inaccurate and that was the reason for the objection. The applicant stated that they have showed wetlands on the 36 parcel and it is shown on the As-built. Ms. Blatt clarified that there were two different sets of maps – the Class A2 map, which is the As-built and which was presented to the Commission, as well as the Class D, which was agreed to in December as the extra condition, which is the two parcels on one map.

Ms. Beasley clarified that the discrepancy with wetlands was really with the 70 Mullen parcel and that it would be further discussed separately with the applicant, if needed, after review of the actual data submitted in the past. The applicant stated that they would be open to further discussions on that basis. Commissioner Longhi raised a question about whether the map of 36 Mullen fulfilled the requirements of the Town without the wetlands. Ms. Beasley confirmed that it did as the concern raised by Wetlands was pertaining to the 70 Mullen parcel and not 36 Mullen parcel.

Commissioner Drinan made a motion, seconded by Commissioner Lefakis, to authorize Assistant Town Planner, Rachel Blatt, to administratively approve the as-built modifications indicated in the documents that have been presented to SPR #1567.02.

The motion passed unanimously with a 6-0-0 vote.

Ms. Blatt concluded that it was going to be a busy month ahead for the Commission. Chairman Duren requested Ms. Blatt to ensure that all the Commission members were notified, possibly by both email and a phone call.

Commissioner Drinan raised the need for a clarification on the grounds of calling a special meeting. Ms. Blatt stated that there were guidelines from 1992 and that the Department was working on an updated set of guidelines. Commissioner Drinan also reiterated that in case of any special meeting to be held, all ten Commissioners need to be notified.

Commissioner Longhi suggested that a subcommittee was necessary to help with the overload work. Ms. Blatt stated that she would look into it.

Commissioner Ladd made a motion, seconded by Commissioner Lefakis, to adjourn.

The motion passed unanimously with a 6-0-0 vote.

Next Regular Meeting: Thursday, June 19, 2014

Planning Workshop Items (Next Dates – June 12, 2014)

June 12, 2014

- a. Discussion of poultry regulations
- b. Regulation changes dealing with commercial vehicles (trucks)
- c. Medical Marijuana

Ongoing

- d. Thompsonville Village Residential (TVR)
- e. Thompsonville Mixed Use District (TMD)
- f. Multi-modal Transit and River Access District (MTRA)
- g. Buildings vs. Structures

Respectfully submitted,

Peter Falk, Secretary

Enfield Planning and Zoning Commission

/ns